



Merchant Way, Norwich - NR6 5HS



Merchant Way

Norwich

NO CHAIN! This SEMI-DETACHED BUNGALOW is set within a highly sought-after OVER 55's DEVELOPMENT, offering a multitude of benefits for residents including a site WARDEN, EMERGENCY PULL CHORD in multiple rooms, COMMUNAL GARDENS and PARKING, a LAUNDRY ROOM and GUEST SUITE. The property has been recently UPDATED and IMPROVED including REDECORATION and NEW PANEL HEATERS. The fully fitted KITCHEN includes newly fitted INTEGRATED APPLIANCES, adjacent the 16' SITTING ROOM boasts a light filled DUAL ASPECT with ample room for DINING. Additionally, TWO BEDROOMS open from the HALLWAY ENTRANCE, with the MAIN BEDROOM including FITTED WARDROBES, complimented by a wet room style three piece SHOWER ROOM.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D



The property is situated to the north west of Norwich within the highly sought after suburb of Hellesdon. Located within walking distance to excellent local transport links, with easy access to Norwich City Centre and the Ring Road. Excellent local amenities can be found with good local schooling close by as well as other benefits such as the Royal Norfolk Golf course, supermarkets and smaller convenience stores.

SETTING THE SCENE

The property can be found set back from the road, enjoying a generous corner plot with well maintained laid lawn wrapping around the property. To the front, a walkway leads to the main entrance under an open porch.

- No Chain!
- Semi Detached Bungalow
- Over 55's Development With A Multitude Of Benefits For Residents
- 16' Dual Aspect Sitting/ Dining Room
- Modern Fitted Kitchen With New Integrated Appliances
- Two Bedrooms
- Communal Parking & Well Maintained Gardens
- Close To Local Amenities & Bus Stop's



THE GRAND TOUR

Stepping inside, the light and bright hallway entrance features hard flooring underfoot for ease of maintenance and capacious twin integrated cupboards, providing ample storage space for outdoor wear. To the left, you are greeted by the fully fitted kitchen, offering a contemporary feel. It includes a range of wall and base units, high gloss worktops, and space for a washing machine, all complemented by tiled splashbacks. New integrated appliances also feature, including an oven and an inset electric hob with an extractor above. To the right, the 16' foot sitting room enjoys a generous dual aspect, with uPVC double glazed windows ensuring the space is flooded with natural light. Carpeted flooring runs underfoot, and the room's proportions allow for a variety of soft furnishing layouts alongside plenty of space for a formal dining table.

At the end of the hallway, doors lead to two well proportioned bedrooms. The main bedroom is carpeted and offers room for a large double bed, featuring large fitted wardrobes with sliding doors and an additional fitted vanity or dresser unit. Both bedrooms include an emergency pull cord for peace of mind. The second bedroom is an ideal single or guest room, also carpeted and offering pleasant views over the communal gardens. Both rooms are served by a modern three piece wet room style washroom, featuring floor to ceiling tiling for ease of maintenance and a walk in shower.

FIND US

Postcode : NR6 5HS

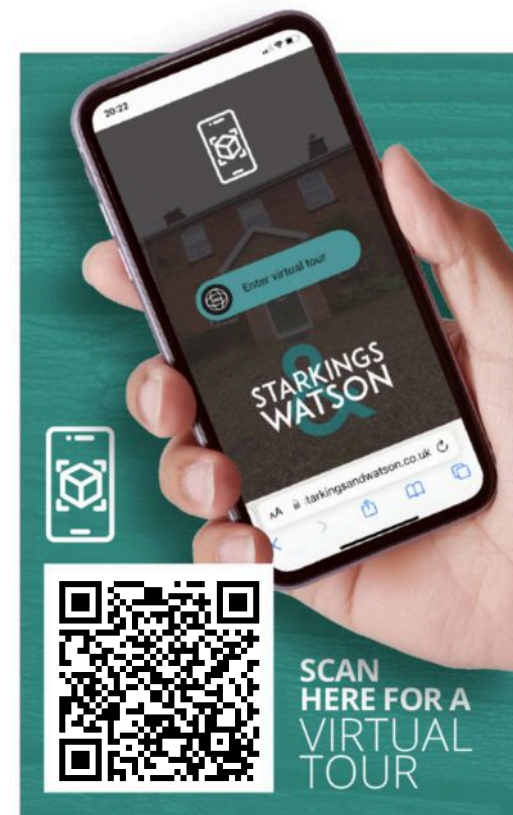
What3Words : ///drop.fake.battle

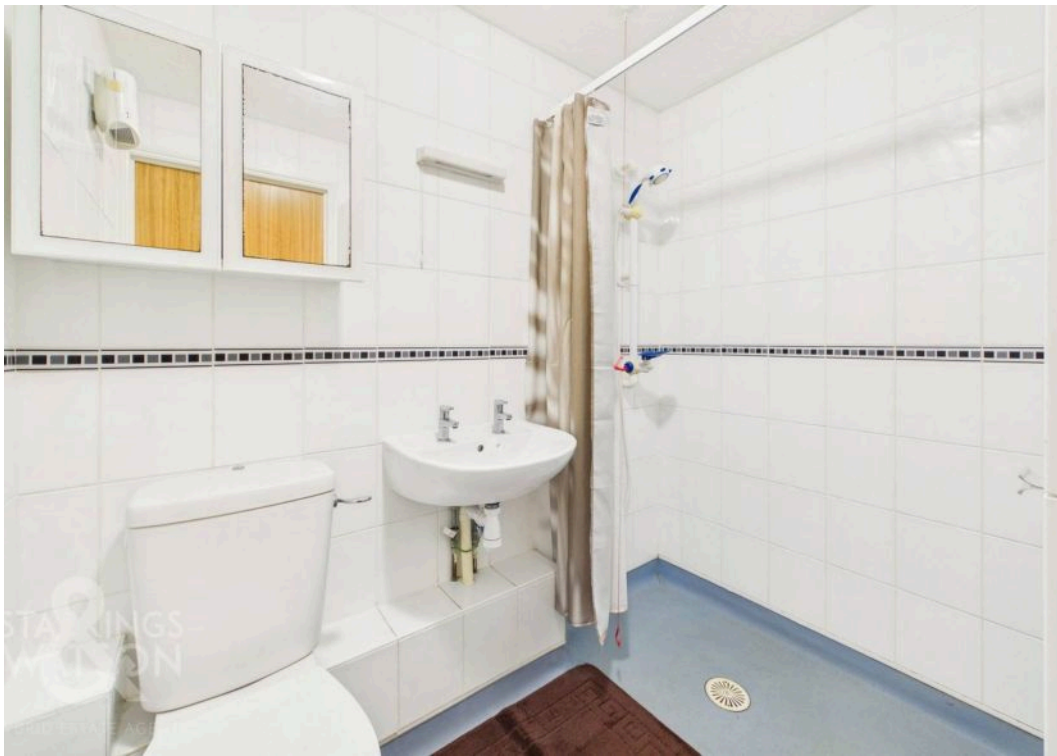
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a leasehold basis with 85 years remaining. A service charge of approximately £2,576 and a ground rent of £265 are payable annually with flexible payment options. Fixtures and fittings can be included subject to separate negotiation.



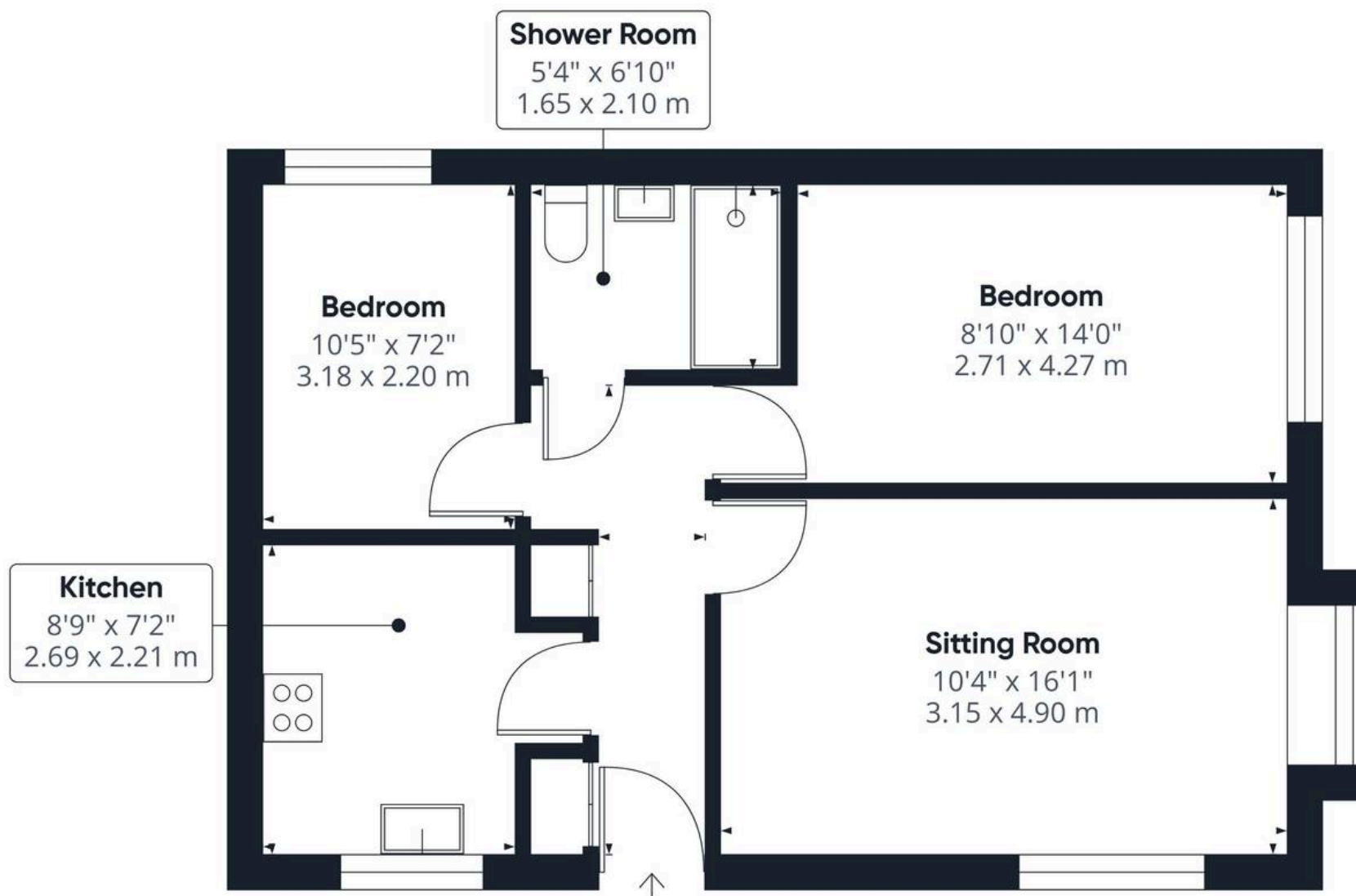




THE GREAT OUTDOORS

Stepping outside, you will find beautifully maintained communal gardens, featuring neat lawns, established plantings, and a dedicated seating area for residents to enjoy. Within the development, additional facilities include a communal laundry room and a guest suite, which is available to provide comfortable accommodation for visiting friends and family.





Approximate total area⁽¹⁾

551 ft²

51.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.